

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 02-19-03

277

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E 13
ITEM DESCRIPTION: Preliminary Plat #02-66 to be known as Manorwood Lakes Seventh, by Western Walls, Inc. The plat contains 27.10 acres to be subdivided into 50 single family home lots and 3 Outlots. The property is located adjacent on the east to Manorwood Lakes 5 th and 6 th Subdivisions at the present termini of Lake Meadow Drive NW and Lake Vista Drive NW.		PREPARED BY: Theresa Fogarty, Planner

February 13, 2003

Note: Staff is recommending a revision to Conditions #2 and #5. Recommended revisions are shown as strikeout text for text to be deleted and underlined text for text to be added.

City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission held a public hearing on January 22, 2003 to consider this preliminary plat.

Mr. Chuck DeWitz, Vice President of Western Walls, addressed the Commission and stated that he has reviewed the staff-recommended conditions.

The applicant's representative, Mr. Josh Johnson of McGhie & Betts, addressed the Commission and stated that he spoke with Mr. Nigbur, City Public Works, with regard to the easement over the entire area within the floodway and 100 year floodway. Mr. Nigbur stated he would research where the additional part of the referral came from and get back to him.

Ms. Julie Leitzen addressed the Commission and stated that the recommendation is that Outlots A, B and C be dedicated to the City. If the pond is private, she stated that she was unsure if she could dedicate all of Outlot C.

The Planning Commission found that this preliminary plat will conform with the applicable criteria with the following conditions or modifications:

1. The Plat shall be revised:

- Provide a minimum 30' wide access along Outlot 'B' from Lake Vista Drive NW.
- Provide a minimum 20' utility easement between Lots 7 & 8, Block 1, for a future planned 8' water main loop. An 8" water main must be stubbed out of the street area at this time to accommodate the future loop.
- At the time of final plat submittal, show a drainage easement over the entire area within the floodway, and the 100 year flood plain.
- Provide an access to the outlot over the creek corridor with sufficient width to permit adequate access to accommodate waterway maintenance activities and an additional access to the Outlot from the public road.

- The applicant has met the parkland dedication requirements via: ~~Lot 8 Grandville at Cascade Lake plus the dedication of Outlot B of Manorwood Lakes 7th Subdivision.~~ Parkland Dedication credits in the amount of .30 acres for use in the NW quadrant shall be extended for the dedication of Outlot B. Outlots 'A', 'B' and 'C' shall be deeded to the City. Outlot B shall be graded and seeded to turf prior to deeding to the City and shall be deeded to the City when the outlot is accessed via public street or when the City wishes to begin development of the property.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

20
RCA

2/13/2003

Preliminary Plat – Manorwood Lakes Seventh

3. *An additional fire hydrant shall be provided along the frontages of Lots 8 or 9 on Lake Meadow Drive NW.*
4. *The sedimentation basin indicated on the GDP shall not be located on Outlot B.*
5. *~~If the applicant intends to grade~~ Prior to any filling or draining in the immediate area next to the creek, a wetland delineation shall be completed.*
6. *Pedestrian Facilities shall be constructed, at the Developer's expense, along both sides of all new public roadways, within this development, including the frontage along Outlot 'B'.*
7. *The applicant shall provide On-Site Storm Water Management for this development. Drainage and specific Storm Water Management facilities being proposed for this development shall be reviewed separately, as submittal of drainage information by the Owner. On-site detention facilities serving less than 50 developable acres will remain private. Execution of an Ownership & Maintenance Declaration Agreement shall be required, as well as, dedication of access & drainage easements for private detention facilities.*
8. *The applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to; stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, and contributions for public infrastructure.*

Mr. Ohly moved to recommend approval of Preliminary Plat #02-66, to be known as Manorwood Lakes Seventh, by Western Walls, Inc. with staff-recommended findings and conditions (as revised). Mr. Haeussinger seconded the motion. The motion carried 6-0.

Planning Department Recommendation:

See attached staff report, dated January 17, 2003.

Council Action Needed:

1. *The Council may approve, approve with conditions, or deny the land subdivision permit. The Council must make findings of fact based on the criteria included in the staff report. A motion to deny must include supporting reasons for a conclusion that at least one of the fifteen findings for denial in paragraph 61.225 can be made.*

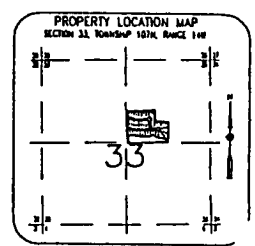
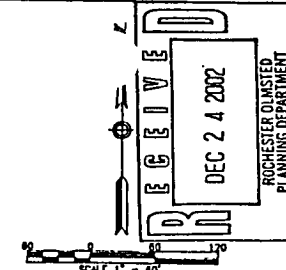
Attachments:

1. Staff report, dated January 17, 2003.
2. Minutes of the January 22, 2003 CPZC Meeting.
3. Copy of correspondence from Denny Stotz, City Park & Recreation Department, dated January 22, 2003.
4. Copy of correspondence from Mike Nigbur, City Public Works, dated February 10, 2003.

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Planning Department, GIS Division
5. Applicant: This item will be considered sometime after 7:00 p.m. on **Wednesday**, February 19, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. McGhie & Betts, Inc.

MANORWOOD LAKES SEVENTH



MANORWOOD LAKES SEVENTH SITE DATA SUMMARY	
TOTAL ACREAGE	27.10
ACREAGE DEVOTED TO PUBLIC USE	2.80
NUMBER OF LOTS R-1 ZONE	50
NUMBER OF OUTLOTS	3

PRELIMINARY PLAT

OWNER & DEVELOPER
WESTERN WALLS, INC.

BM ELEV. 1019.17
TOP HYD. MNT. @ END OF
VISTA LAKE DRIVE.

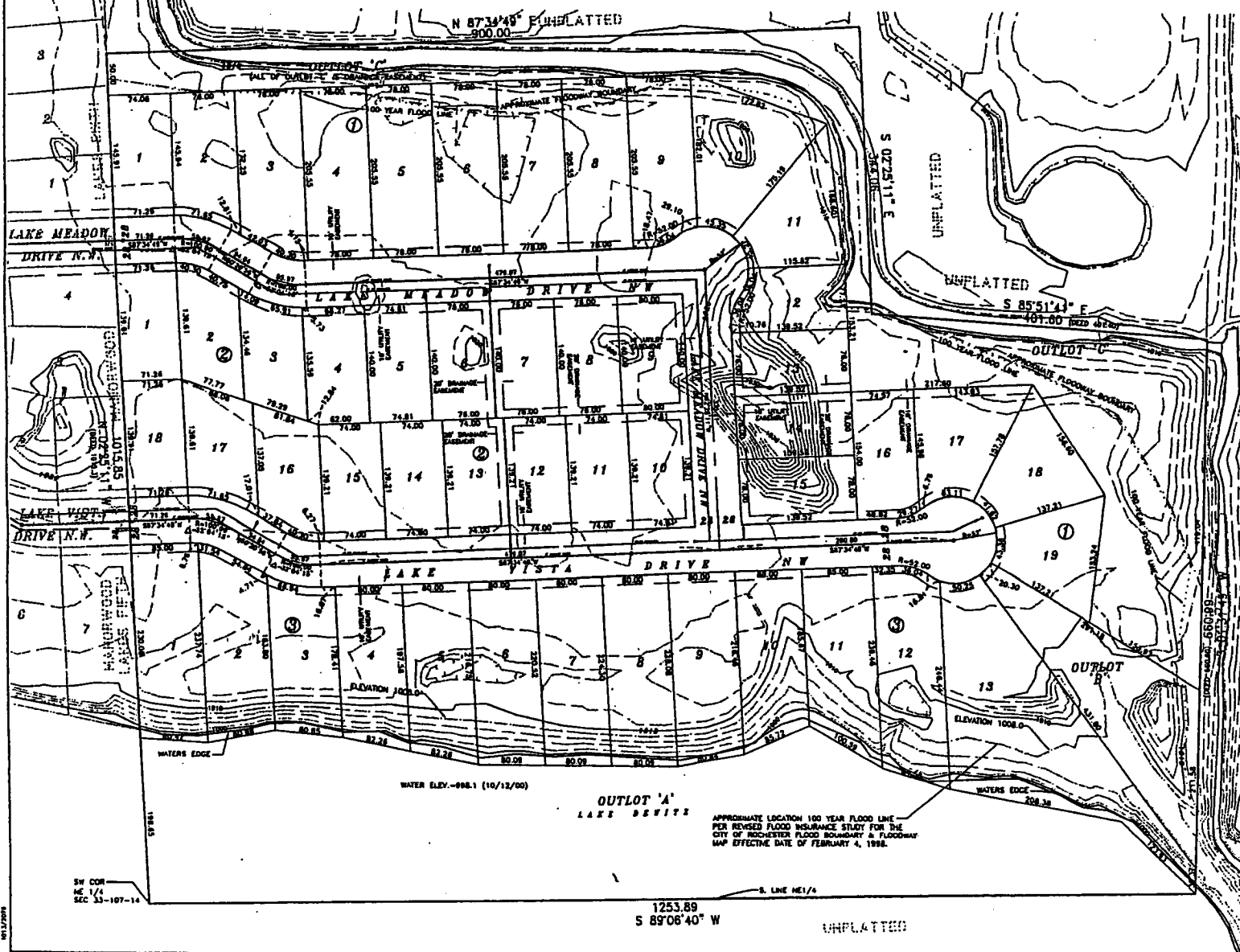
DESCRIPTION:

That part of the Northeast Quarter (NE1/4) of Section Township 107 North, Range 14 West, Onondaga County, 1 described as follows:

Commencing at the northwest corner of said Northeast Quarter (NE1/4) and running thence due South along the west line thereof a distance of 1640.40 feet for a place of beginning, running thence due East a distance of 900 feet, thence due south a distance of 344.06 feet, thence South 83 degrees 26 minutes 30 seconds East a distance of 401.40 feet, thence South 03 degrees 57 minutes West a distance of 660.60 feet to the south line of said Northeast Quarter (NE1/4), thence West along the south line thereof a distance of 1256.64 feet to the center of said Section, thence due north a distance of 1015.3 feet to the place of beginning.

Containing 27.10 acres more or less.

PREPARED BY:
JOHN A. BITE, INC.
ENGINEER
PLANNING AND SURVEYING
ROCHESTER, NEW YORK



OUTLOT 'A'
LAKE DEVIS

APPROXIMATE LOCATION 100 YEAR FLOOD LINE
PER REVISED FLOOD INSURANCE STUDY FOR THE
CITY OF ROCHESTER FLOOD BOUNDARY & FLOODWAY
MAP EFFECTIVE DATE OF FEBRUARY 4, 1998.

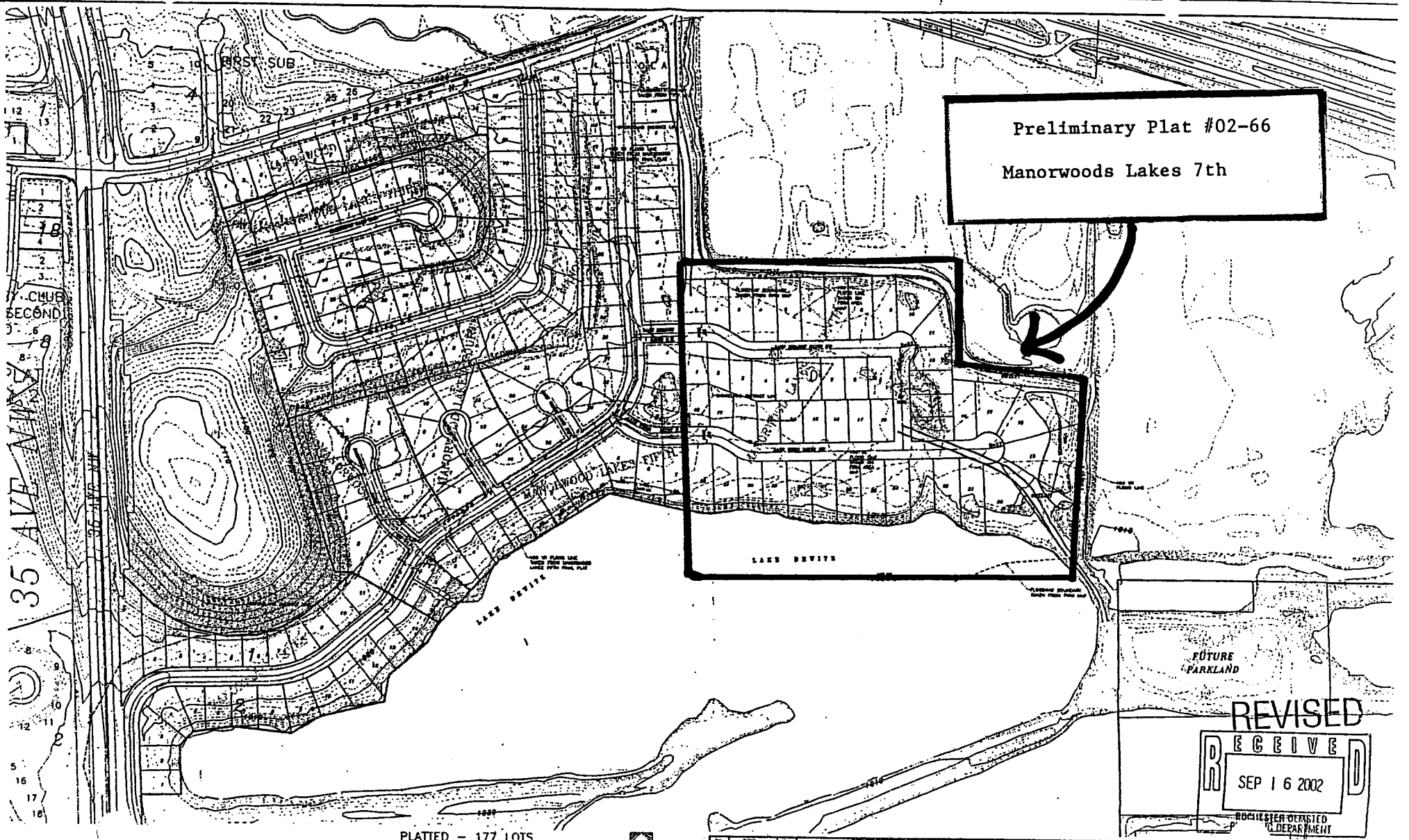
1253.89
S 89°06'40" W

UNPLATTED

MANORWOOD LAKES SEVENTH

182

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Preliminary Plat #02-66
Manorwoods Lakes 7th

35 AVE NINE
SECOND

PLATTED - 177 LOTS
FUTURE - 50 LOTS
TOTAL - 227 LOTS
±88.20 ACRES



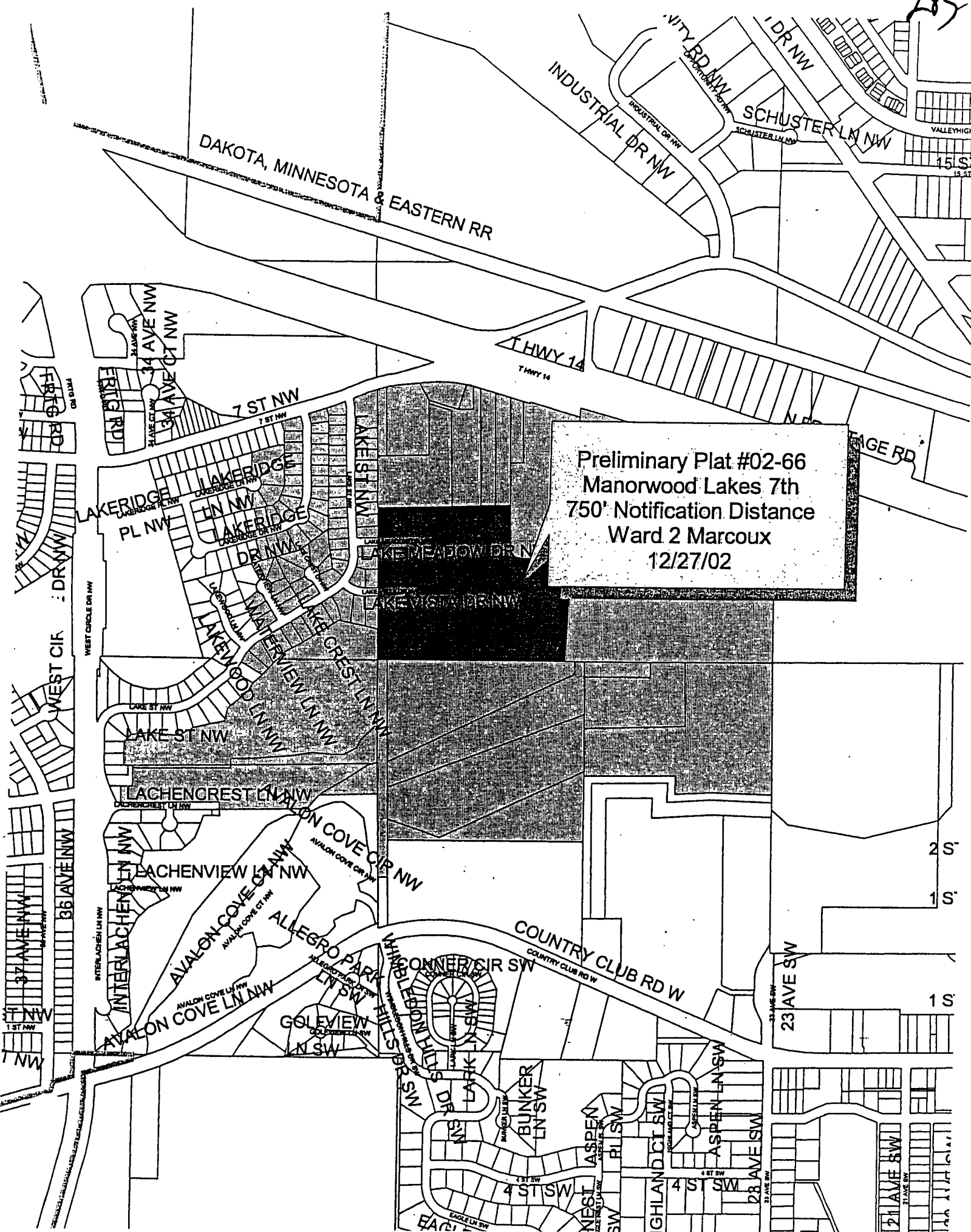
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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METHEAN HILLS
601-111th AVE NE
PO BOX 111111
MINNEAPOLIS, MN 55411
PLATTED BY M&M
DATE 10/1/01

GENERAL DEVELOPMENT PLAN
MANORWOOD LAKES

RECEIVED
SEP 16 2002
ROCHESTER DEPT OF
PLANNING & DEVELOPMENT



Preliminary Plat #02-66
Manorwood Lakes 7th
750' Notification Distance
Ward 2 Marcoux
12/27/02

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Baker Mitzi

From: Stotz, Denny [dstotz@ci.rochester.mn.us]
Sent: Wednesday, January 22, 2003 2:41 PM
To: Brent Svenby (E-mail); Mitzi Baker (E-mail); Fogarty, Theresa
Cc: jjohnson@mcghiebetts.com
Subject: Manorwoods Lakes 7th

Spoke with Josh Johnson of McGhie today. He questioned whether the applicant should be given parkland dedication credits for the dedication of Outlot B.

I checked the previous agreements between Western Walls and City regarding the dedication issue. The applicant should be extended dedication credits for the dedication of Outlot B Manorwoods Lakes 7th.

It is my understanding that the applicant is planning to dedicate Outlot B as a 30' X 431' access to Lot 8 Grandville of Cascade Lake. Parkland dedication credits in the amount of .30 acres for use in the NW quadrant should be extended for the dedication of this outlot. The applicant should remain required to grade Outlot B and establish turf prior to deeding to the City. Outlot B to be deeded to the city when the outlot is accesed via public street or when the City wishes to begin development of the property.

DENNIS STOTZ, ASST SUPT
ROCHESTER PARK & RECREATION
201 4TH STREET SE RM 150
ROCHESTER MN 55904-3769
TEL 507-281-6164
FAX 507-281-6165
dstotz@ci.rochester.mn.us

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Fogarty Theresa

From: Nigbur, Mike [mnigbur@ci.rochester.mn.us]
Sent: Monday, February 10, 2003 4:25 PM
To: Fogarty, Theresa
Subject: RE: Manorwood Lakes 7th

I have asked Dewitz to provide the City the locations that will remain within the floodway and 100yr areas for the Drainage Easement or Flowage easement.

With out this information We should keep requirement for the 100yr & flloodway.

Thanks for checking.

Michael J. Nigbur,
Land Development Manager

Landscape Architect
Certified Land Planner

Real Estate Broker
Real Estate Appraiser

Department of Public Works
201 4th Street SE
Rochester, MN 55904

Phone 507-281-6198
Fax 507-281-6216

Email mnigbur@ci.rochester.mn.us

-----Original Message-----

From: Fogarty, Theresa
Sent: Monday, February 10, 2003 4:09 PM
To: Nigbur, Mike
Subject: Manorwood Lakes 7th

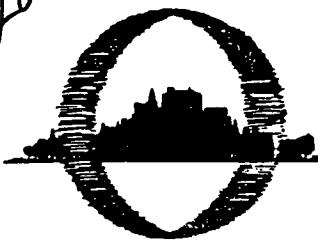
ood afternoon.

I need to know if Public Works has clarified whether it's necessary to have a drainage easement over the 100 year flood zone as stated in referral comment from Public Works for CP&ZC meeting on January 22, 2003 or are you requiring a d.e. just over the floodway/

Thanks.

Theresa

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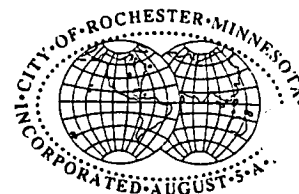
ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: City Planning and Zoning Commission

FROM: Theresa Fogarty, Planner

DATE: January 17, 2003

RE: Preliminary Plat #02-66 to be known as Manorwood Lakes Seventh, by Western Walls, Inc. The plat contains 27.10 acres to be subdivided into 50 single-family home lots and 3 outlots. The property is located adjacent on the east to Manorwood Lakes 5th and 6th Subdivisions at the present termini of Lake Meadow Drive NW and Lake Vista Drive NW.

Planning Department Review:

Applicant/Owner:

Western Walls, Inc.
604 NW 11th Avenue
Rochester, MN 55901

Surveyors/Engineers:

McGhie & Betts
Attn. Josh Johnson
1648 Third Avenue SE
Rochester, MN 55904

Referral Comments:

Park and Rec. Department
Rochester Public Works Department
Rochester Public Utilities – Water Division
Rochester Fire Department
MN Department of Transportation
Qwest Telephone
Planning Department - John Harford, Wetlands Representative

Report Attachments:

1. Land Development Manual Excerpts
2. Referral Comments (7 letters)
3. Copy of Preliminary Plat
4. Location Map
5. Manorwoods Lake revised General Development Plan

Development Review:

Location of Property:

The property is located adjacent on the east to Manorwood Lake 5th & 6th Subdivisions at the present termini of Lake Meadow Drive NW and Lake Vista Drive NW.



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- Zoning:** The property is zoned R-1 (Mixed Single Family Residential) district on the City of Rochester Zoning Map.
- Proposed Development:** This development consists of 27.10 acres of land to be subdivided into 50 single-family home lots and 3 outlots.
- Roadways:** This plat proposes to dedicate right-of-way for three new roadways.
- The first roadway labeled as "Lake Meadow Drive NW" is a continuation from the west and is designed with a 56' right-of-way.
- The second roadway labeled as "Lake Vista Drive NW" is a continuation from the west and is designed with a 56' right-of-way.
- The third roadway labeled as "Lake Meadow Drive NW" is designed with a 56' right-of-way.
- Pedestrian Facilities:** Pedestrian Facilities shall be required, at the Developer's expense, along both sides of all new public roads within this development, including the frontage along Outlot 'B'.
- Drainage:** The topography is relatively flat with an elevation of 1010'.
- On-site Storm Water Management must be provided for this development. Drainage and specific Storm Water Management facilities being proposed for this development shall be review separately, after submittal of drainage information by the Owner. On-site detention facilities serving less than 50 developable acres will remain private. Execution of an Ownership & Maintenance Declaration Agreement will be required, as well as, dedication of access & drainage easements, for private detention facilities.
- A drainage easement shall be shown on the Final Plat over the entire area within the floodway, and the 100 year flood plain. An additional access easement, or widening of Outlot 'C' is needed to accommodate maintenance of the channel area.
- Wetlands:** The Soil Survey and National Wetland Indicator maps were reviewed for the presence of wetlands. Hydric soils existed on this site prior to the mining operation disturbances. There is the potential that there is residual wetland area along the creek on the north and eastern sides of this plat. If the applicant intends to grade the immediate area next to the creek, then a

2080

wetland delineation must be completed.

Public Utilities:

A 20' minimum utility easement is required between Lots 7 & 8, Block 1 for a planned 8" water main loop by Rochester Public Utilities in the future. An 8" water main must be stubbed out of the street area at this time to accommodate this future loop.

The hydrant spacing along Lake Meadow Drive NW is inadequate and will require an additional fire hydrant in front of Lots 8 or 9.

Spillover Parking:

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 60 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well, for the single family homes.

Parkland Dedication:

The Park & Recreation Department recommends that dedication requirements be met via: Lot 8 Grandville at Cascade Lake plus the dedication of Outlot B of Manorwoods Lakes 7th Subdivision.

The access to Outlot B from Lake Vista Drive should be a minimum of 30' width. The applicant should be required to grade Outlot B and establish turf prior to deeding to the City. Outlots 'A', 'B' and 'C' shall be deeded to the City. Outlot B shall be deeded to the City when the outlot is accessed via public street or when the City wishes to begin development of the property.

The plat does not meet the GDP approval condition requiring "the outlot over the creek corridor shall be widened to permit adequate access to accommodate waterway maintenance activities and an additional access to the Outlot from the public road shall be provided".

The sedimentation basin indicated on the GDP should not be located on Outlot B.

General Development Plan:

This property is included within the Manorwood Lakes General Development Plan, revised in September, 2002. This plat is generally consistent with the amended GDP with the exception of not meeting the GDP approval condition requiring "the outlot over the creek corridor shall be widened to permit adequate access to accommodate waterway maintenance activities and an additional access to the Outlot from the public road shall be provided".

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Staff Review and Recommendation:

Section 61.225 of the Land Development Manual lists the findings which must be considered by the Planning Commission and the Council when reviewing a land subdivision permit application. This section is attached for your information.

The Planning staff has reviewed this preliminary plat request for compliance with the Rochester Zoning Ordinance and Land Development Manual including Section 61.225 of the LDM. The staff recommends approval with the following conditions / modifications:

1. ***The Plat shall be revised, prior to the Council meeting to include::***
 - a. ***Provide a minimum 30' wide access along Outlot 'B' from Lake Vista Drive NW.***
 - b. ***Provide a minimum 20' utility easement between Lots 7 & 8, Block 1, for a future planned 8" water main loop. An 8" water main must be stubbed out of the street area at this time to accommodate the future loop.***
 - c. ***At the time of final plat submittal, show a drainage easement over the entire area within the floodway, and the 100 year flood plain.***
 - d. ***Provide an access to the outlot over the creek corridor with sufficient width to permit adequate access to accommodate waterway maintenance activities and an additional access to the Outlot from the public road.***
2. ***The applicant has met the parkland dedication requirements via: Lot 8 Grandvillw at Cascade Lake plus the dedication of Outlot B of Manorwooods Lakes 7th Subdivision. Outlots 'A', 'B' and 'C' shall be deeded to the City. Outlot B shall be graded and seeded to turf prior to deeding to the City and shall be deeded to the City when the outlot is accessed via public street or when the City wishes to begin development of the property.***
3. ***An additional fire hydrant shall be provided along the frontages of Lots 8 or 9 on Lake Meadow Drive NW.***
4. ***The sedimentation basin indicated on the GDP shall not be located on Outlot B.***
5. ***If the applicant intends to grade the immediate area next to the creek, a wetland delineation shall be completed.***
6. ***Pedestrian Facilities shall be constructed, at the Developer's expense, along both sides of all new public roadways, within this development, including the frontage along Outlot 'B'.***
7. ***The applicant shall provide On-site Storm Water Management for this development. Drainage and specific Storm Water Maniagement facilities being proposed for this development shall be reviewed separately, as submittal of drainage information by the Owner. On-site detention facilities serving less than 50 developable acres will remain private. Execution of an Ownership & Maintenance Declaration Agreement shall be required, as well as, dedication of access & drainage easements for private detention facilities.***

8. *The applicant shall enter into a development agreement with the City that outlines the obligations of the applicant relating to, but not limited to; stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, and contributions for public infrastructure.*

Reminder to Applicant:

- Prior to development, the property owner will need to execute a City / Owner Contract for construction of all public infrastructure and utilities to serve this subdivision.
- This Plat is subject to the Subdivision regulations which became effective May 15, 1999. Approved grading, drainage and construction plans and an executed Development Agreement will need to be submitted with the final plat application, if the applicant intends to record the final plat documents prior to completion of infrastructure improvements.

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CITY OF ROCHESTER
ZONING ORDINANCE AND LAND DEVELOPMENT MANUAL
EXCERPTS

61.225 Finding for Land Subdivision:

The Zoning Administrator, Commission or Council shall approve a development permit authorizing a land subdivision if all of the following findings with respect to the proposed development are made:

- A. The proposed land subdivision conforms to all relevant requirements of this ordinance and variances have been granted to permit any nonconformance.
- B. That the proposed water system and sanitary sewer system are adequate to serve the normal and fire protection demands of proposed development and to provide for the efficient and timely extension to serve future development.
- C. That the plan for soil erosion and stormwater management meets the adopted standards of the City of Rochester and is consistent with the adopted Stormwater Management Plan or adopted drainage or stormwater policies.
- D. That the vehicular and non-motorized system is consistent with adopted transportation plans and is consistent with the street layout standards listed in Section 64.120 and traffic service standards in Section 61.526.
- E. That the lot and block layout provide for safe and convenient vehicular, service and emergency access, efficient utility service connections, and adequate buildable area in each lot for planned uses.
- F. That the proposed land subdivision has taken into account the current 6-Year and other Long-Range Capital Improvements Programs and the elements listed therein in the design of the subdivision.
- G. That the proposed subdivision, if in a resident zoning district, -addresses the need for spillover parking consistent with the requirements of Section 63.426.
- H. That right-of-ways and easements of adequate size and dimensions are -provided for the purpose of constructing the street, utility, and drainage facilities needed to serve the development.
- I. That the proposed parks, trail thoroughfares and open space dedications are consistent with adopted plans, policies and regulations.
- J. That the proposed subdivision will not have off-site impacts on the street, drainage, water or wastewater systems that exceed adopted standards.
- K. That the proposed subdivision will not have adverse impacts on the safety or viability of permitted uses on adjacent properties.
- L. That the proposed land subdivision is designed in such a manner as to allow for continued development in an efficient manner on adjacent undeveloped lands.

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- M. That the soils, topography and water tables have been adequately studied to ensure that all lots are developable for their designated purposes.
- N. That the proposed land subdivision is consistent with the standards of the City's adopted Comprehensive Plan.
- O. That any land located within Zone A as shown as on the currently adopted Flood Boundary and Floodway Maps of the Flood Insurance Study, Rochester, Minnesota prepared by the Federal Emergency Management Agency, is -determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitation for development, severe erosion potential or any other floodplain related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance.
- P. That the proposed land subdivision, if approved, would not result in a violation of federal or state law, or city or county ordinance.

61.226 Conditions on Approvals:

In considering an application for development permit to allow a land subdivision, the approving body shall consider and may impose modification or conditions to the extent that such modifications or conditions are necessary to insure compliance with the criteria of Section 61.225.



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ROCHESTER PARK AND RECREATION DEPARTMENT
201 FOURTH STREET SE
ROCHESTER MINNESOTA 55904-3769
TELE 507-281-6160
FAX 507-281-6165

M E M O R A N D U M

DATE: January 3, 2003

TO: Jennifer Garness
Planning

RE: Manorwoods Lakes 7th
Preliminary Plat #02-66

Acreage of plat.....	27.10 a
Number of dwelling units.....	50 units
Density factor.....	.0244
Dedication	1.22 a
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Lot 8 Grandville at Cascade Lake plus the dedication Outlot B of Manorwoods Lakes 7th.

The access to Outlot B from Lake Vista Drive should be a minimum of 30' in width .

The applicant should be required to grade Outlot B and establish turf prior to deeding to the City. Outlot B to be deeded to the City when the outlot is accessed via public street or when the City wishes to begin development of the property.

The plat does not meet the GDP approval condition requiring "the outlot over the creek corridor shall be widened to permit adequate access to accommodate waterway maintenance activities and an additional access to the Outlot from the public road shall be provided".

The sedimentation basin indicated on the GDP should not be located on Outlot B.

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 1/13/03

The Department of Public Works has reviewed the application for PP#02-66, for the proposed Manorwood Lakes 7th development. The following are Public Works comments on the proposal:

1. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, and contributions for public infrastructure.
2. Preliminary Construction Plan comments will be provided separately to the Developer's Engineer.
3. On-site Storm Water Management must be provided for this development. Drainage & specific Storm Water Management facilities being proposed for this development will be reviewed separately, after submittal of drainage information by the Owner. On-site detention facilities serving less than 50 developable acres will remain private. Execution of an Ownership & Maintenance Declaration Agreement will be required, as well as, dedication of access & drainage easements, for private detention facilities.
4. Pedestrian facilities will be required, at the Developer's expense, along both sides of all new public roads within this development, including the frontage along Outlot "B".
5. Outlots "A", "B", & "C" should be dedicated to the City.
6. A drainage easement shall be shown on the Final Plat over the entire area within the floodway, and the 100 year flood plain. An addition access easement, or widening of Outlot 'C' is needed to accommodate maintenance of the channel area.
7. Prior to development of this property, a City-Owner Contract must be executed to address the construction of all public infrastructure and utilities to serve this subdivision.

ROCHESTER

— Minnesota —

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TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

Charges/fees applicable to the development of this property will be addressed in the Development Agreement and will include (rates below are current through 7/31/03):

- ❖ Sanitary Sewer Availability Charge (SAC) @ \$1,790.25 per developable acre.
- ❖ Water Tower Charge for J8067 @ \$159.6993 per developable acre.
- ❖ Storm Water Management, for any areas that do not drain to an on-site detention facility @ \$2,211.76 per developable acre
- ❖ Traffic Signs as determined by the City of Rochester Traffic Division.
- ❖ First Seal Coat @ \$0.49 per square yard of public street surface.

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January 7, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Preliminary Plat #02-66 by Western Walls, Inc. to be known as Manorwood Lakes Seventh.

Dear Ms. Garness:

Our review of the referenced preliminary plat is complete and our comments follow:

1. A 20' minimum utility easement is required between Lots 7 & 8, Block 1 for a planned 8" water main loop by RPU in the future. An 8" water main must be stubbed out of the street area at this time to accommodate this future loop.
2. Other minor revisions to the proposed water system layout are required. We have provided the applicant's engineering firm with these comments.
3. Static water pressures within this area will range from 63 to 69 PSI.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention Bureau
Gary Schick, Building & Safety
McGhie & Betts, Inc.
Western Walls, Inc.



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: January 10, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher
Fire Protection Specialist

SUBJ: Preliminary Plat #02-66
Manorwood Lakes 7th Subdivision
Adjacent on the east to Manorwood Lakes 5th and 6th Subdivisions at the present termini
of Lake Meadow Dr NW and Lake Vista Dr NW.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
 - a. The hydrant spacing along Lake Meadow Drive NW is inadequate and will require the addition of a fire hydrant in front of lots 8 or 9.
 2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
 4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
- c: Donn Richardson, RPU, Water Division

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Minnesota Department of Transportation

Minnesota Department of Transportation - District 6

Mail Stop 060
2900 48th Street N.W.
Rochester, MN 55901-5848

Office Tel: 507-280-2913
Fax: 507-285-7355
E-mail: dale.maul@dot.state.mn.us

January 7, 2003

Jennifer Garness
Rochester-Olmsted Planning Department
2122 Campus Drive SE - Suite 100
Rochester, MN 55904

RE: Preliminary Plat #02-66, to be known as Manorwood Lakes Seventh, by Western Walls, Inc. The plat contains 27.1 acres to be subdivided into 50 single family home lots and 3 outlots.

Dear Ms. Garness:

The Minnesota Department of Transportation (Mn/DOT) has reviewed Preliminary Plat #02-66, be known as "Manorwood Lakes Seventh". Since the traffic generated will eventually use TH 14, Mn/DOT requests the City of Rochester monitor and manage the impacts this development will have for both City Streets and for Mn/DOT roadways.

Thank you for keeping Mn/DOT informed. Questions may be directed to Fred Sandal, Principal Planner, at (507) 285-7369 or Debbie Persoon-Bement, Plan and Plat Coordinator, at (507) 281-7777.

Sincerely,

A handwritten signature in cursive script that reads 'Dale E. Maul'.

Dale E. Maul
Planning Director

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ROCHESTER-OLMSTED PLANNING DEPARTMENT
2122 CAMPUS DRIVE SE - SUITE 100
ROCHESTER, MN 55904
PHONE (507) 285-8232
FAX (507) 287-2275

Date: December 24, 2002
To: Agencies Indicated Below
From: Jennifer Garness, Planning Department
Subject: Preliminary Plat # 02-66, to be known as Manorwood Lakes Seventh, by Western Walls, Inc. The plat contains 27.10 acres to be subdivided into 50 single-family home lots and 3 outlots. The property is located adjacent on the east to Manorwood Lakes 5th & 6th Subdivisions at the present termini of Lake Meadow Dr. NW and Lake Vista Dr. NW.

This application is scheduled for consideration by the City Planning and Zoning Commission on January 22, 2003, in the Council/Board Chambers of the Government Center, 151 4th Street SE. In order for the Planning Department to prepare a thorough review of this application, we would appreciate receiving your comments by January 10, 2003. You may also appear at the meeting if you so desire. Your cooperation and assistance is greatly appreciated. *If you have comments, in addition to forwarding them to the Planning Department, please send a copy to:*

Western Walls, Inc.
604 11th Avenue NW
Rochester MN 55901
(507) 282-4624

McGhie & Betts, Inc.
Attn: Josh Johnson
1648 Third Ave SE
Rochester MN 55904
(507) 289-3919

City Agencies

1. Public Works
Richard Freese
2. Fire Department
Lyle Felsch
3. Crime Prevention
Darrel Hildebrandt, Gov. Center
4. Crime Prevention
Steve Woslager
5. RPU Operations Division
Mike Engle
6. RPU Water Division
Donn Richardson
7. Park & Recreation
Denny Stotz
8. Building Safety
Ron Boose
9. City Attorney
Dave Goslee
10. Downtown Dev. Dist.
Doug Knott
11. City Administration
Terry Spaeth
12. Transportation Planner
Charlie Reiter
13. John Harford, Planning Dept.

County Agencies

14. Health Department
Rich Peter
15. Public Works
16. GIS Division
Randy Growden
17. Environmental Resource Services

Other Agencies

18. School Board
Jeff Kappers
19. Aquila
Neal Clausen
20. Aquila
Rory Lenton
21. Qwest
Julie Schletty
22. Charter Communications
23. MN DOT
Dale Maul
24. Post Office
Supervisor
25. MN DNR
Bob Bezek
26. SWCD
27. Peoples Coop
Rick Wellik
28. Peoples Coop
Sandy Sturgis
29. CUDE, Design Review Committee
Christine Schultze
30. Susan Waughtal Neighborhood
Organizer

*Please schedule
pre con meetings
w/ utility companies.
Utility Casements
required.*

Val Weibel

285-3634

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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: Preliminary Plat #02-66 Manorwood Lakes 7th

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

Hydric soils existed on this site prior to the mining operation disturbances.

There is the potential that there is residual wetland area along the creek on the north and eastern sides of this plat. If the applicant intends to grade the immediate area next to the creek then a wetland delineation must be completed.

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Mr. Haeussinger moved to recommend approval of Preliminary Plat # 02-65, to be known as Kingsbury Hills Fifth Subdivision, by Bigelow & Sons Enterprises with staff-recommended findings and conditions. Mr. Ohly seconded the motion. The motion carried 6-0.

CONDITIONS:

1. Storm water management must be provided, and a storm water management fee will apply to any areas of this proposed development that participate in the City's Storm Water Management Plan, and do not drain to an existing on-site detention facility.
2. Off site easements are required for the storm water discharge to areas outside of this subdivision, and for proposed sanitary sewer and watermain that extend beyond the plat boundaries.
3. Parkland dedication requirements shall be met via cash in lieu of land, per the December 31, 2002 memorandum from Rochester Park and Recreation.
4. Adequate public facilities are not currently in place to serve this proposed development. The timing for development of this subdivision is dependant on the extension of Trunkline Sanitary Sewer to provide gravity service. The timing of construction and financial obligations of the Owner, shall be addressed for the infrastructure that is needed to meet the "Adequate Public Facilities" requirement in the LDM, prior to Final Plat approval.
5. Prior to development, a temporary turn around and applicable easement is required at the easterly extent of 51st St. NW.

Preliminary Plat # 02-66, to be known as Manorwood Lakes Seventh, by Western Walls, Inc. The plat contains 27.10 acres to be subdivided into 50 single-family home lots and 3 outlots. The property is located adjacent on the east to Manorwood Lakes 5th & 6th Subdivisions at the present termini of Lake Meadow Dr. NW and Lake Vista Dr. NW.

Ms. Mitzi A. Baker presented the staff report, dated January 17, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Vice President of Western Walls, Chuck DeWitz, of 604 11th Avenue NW, Rochester MN, addressed the Commission. He reviewed the staff-recommended conditions.

Mr. Josh Johnson, of McGhie & Betts, addressed the Commission. He stated that he spoke with Mike Nigbur with regard to the easement over the entire area within the floodway and 100 year floodway. His intent was not the 100 year flood line, but the floodway. He stated that he would research where the additional part of the comment came from and get back to him.

Ms. Baker stated that it was something that could get resolved between now and the City Council meeting.

Mr. DeWitz stated that he disagreed with deeding Outlot A. He also stated that he would like the language changed with regard to condition five to state "fill or drain".

Mr. John Harford stated that he was unsure if there were wetlands on site at this point. He indicated that he did not see a problem with changing the wording.

Mr. DeWitz stated that they do not have a choice but to do an on-site storm water management, due to the cost.

Ms. Julie Leitzen, 604 11th Avenue NW, Rochester MN, addressed the Commission. She stated that the recommendation is that Outlots A, B and C be dedicated to the City. If the pond is private, she stated that she was unsure if she could dedicate all of Outlot C.

With no one else wishing to be heard, Ms. Wiesner seconded the motion.

Ms. Baker suggested the following language for condition number 5: "Prior to any filling or draining in the immediate area next to the creek, a wetland delineation shall be completed."

Mr. Ohly moved to recommend approval of Preliminary Plat # 02-66, to be known as Manorwood Lakes Seventh, by Western Walls, Inc. with staff-recommended findings and conditions (as revised). Mr. Haeussinger seconded the motion. The motion carried 6-0.

CONDITIONS:

1. The Plat shall be revised, prior to the Council meeting to include:
 - a. Provide a minimum 30' wide access along Outlot 'B' from Lake Vista Drive NW
 - b. Provide a minimum 20' utility easement between Lots 7 & 8, Block 1, for a future planned 8" water main loop. An 8" water main must be stubbed out of the street area at this time to accommodate the future loop.
 - c. At the time of final plat submittal, show a drainage easement over the entire area within the floodway, and the 100 year flood plain.
 - d. Provide an access to the outlot over the creek corridor with sufficient width to permit adequate access to accommodate waterway maintenance activities and an additional access to the Outlot from the public road.
2. The applicant has met the parkland dedication requirements via Lot 8 Grandville at Cascade Lake plus the dedication of Outlot B of Manorwoods Lakes 7th Subdivision. Outlots 'A', 'B' and 'C' shall be deeded to the City. Outlot B shall be graded and seeded to turf prior to deeding to the City and shall be deeded to the City when the outlot is accessed via public street or when the City wishes to begin development of the property.
3. An additional fire hydrant shall be provided along the frontages of Lots 8 or 9 on Lake Meadow Drive NW.
4. The sedimentation basin indicated on the GDP shall not be located on Outlot B.
5. Prior to any filling or draining in the immediate area next to the creek, a wetland delineation shall be completed.

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6. Pedestrian Facilities shall be constructed, at the Developer's expense, along both sides of all new public roadways, within this development, including the frontage along Outlot 'B'.
7. The applicant shall provide On-site Storm Water Management for this development. Drainage and specific Storm Water Management facilities being proposed for this development shall be reviewed separately, as submittal of drainage information by the Owner. On-site detention facilities serving less than 50 developable acres will remain private. Execution of an Ownership & Maintenance Declaration Agreement shall be required, as well as, dedication of access & drainage easements for private detention facilities.
8. The applicant shall enter into a development agreement with the City that outlines the obligations of the applicant relating to, but not limited to: stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, and contributions for public infrastructure.

Ms. Wiesner noted that condition 1)c would be resolved at a later time.

OTHER BUSINESS:

1. Extending sign credit

Mr. Harford reviewed the letter from CUDE regarding extending the timeframe within which a sign credit may be used in order to construct a conforming advertising sign, as recently asked by the Rochester Area Chamber of Commerce.

Mr. Harford stated that the City Council asked both CUDE and the Commission to discuss and make a recommendation with regard to the request made by the Chamber of Commerce.

Mr. Harford stated that the argument was that, because of the Highway 52 Project and issues with Downtown Development, a sign credit time limit should be extended to address the issue.

Mr. Harford stated that the letter drafted by CUDE was written by Terry Spaeth of City Administration and signed by the CUDE Chair, Andy Masterpole.

Mr. Harford stated that staff believes that the Highway 52 construction project does not preclude anyone from using their credit. Staff knows the limits of the new right-of-way and construction. He stated that it appears that sign companies are having more difficulties on its own in finding property that meets the zoning requirements, and also finding properties within an appropriate zoning district.

The Commission made a consensus to support CUDE's position. If a sign company does not agree, they would need to discuss the issue, identifying their specific reasons, to the City Council.

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